

CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 21, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR
CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|---|---|---|
| <input type="checkbox"/> SCOTT ROGERS, Place 1 | <input type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Vice Chair | <input type="checkbox"/> JON LUX, Place 4 |
| <input type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input type="checkbox"/> LORENA ECHEVERRIA de Misi, | <input type="checkbox"/> HOLLY HOGUE, Place 6 |
| <input type="checkbox"/> MICHAEL DION, Place 3 | Place 7, Secretary | |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
3. MINUTES: Approve Minutes from the Regular Meeting of July 17, 2012
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. ELECTION OF OFFICERS
 - A. Chair
 - B. Vice Chair
 - C. Secretary
6. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
 1. Caballo Commercial (SFP-12-010)
31.796 acres, 1 commercial lot, 1 condominium lot and 1 drainage lot
Located near the southwest corner of County Road 180 and Ronald Reagan Boulevard
Owner: Caballo Investments
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
 2. CWT&C Ltd Subdivision (SFP-12-011)
1.3 acres, 1 commercial lot
Located on the north side of FM 620, east of Blue Ridge Drive
Owner: CWT&C Ltd.
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
 - B. SUBDIVISION APPROVALS: **NONE**

7. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS: **NONE**
8. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.
 - A. CP57, Z-12-008 (related to item 8A)
9. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
 - A. Consider a request by CP57 to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 17.49 acres of Multi Family (MF), 12.7 acres of General Retail (GR), 5.38 acres of Townhome Residential (TH) and 22 acres of Open Space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard. (Z-12-008)
Owner: Bula Lewis Farms, LP
Agent: Paul Linehan, Land Strategies
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR), Townhome (TH) and Open Space Greenbelt (OSG)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
10. FUTURE LAND USE PLAN AMENDMENTS:
 - A. West side of Ronald Reagan Boulevard just north of East Whitestone Boulevard
11. SUBDIVISIONS (ACTION AND PUBLIC HEARING):
 - A. BLT Salido Subdivision, Resubdivision of Lot 1A, Block A Starfish Office Subdivision (SFP-12-005)
7.891 acres, 2 commercial lots
Located at 3401 El Salido Parkway
Owner: BLT Salido LLC
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action
12. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): **NONE**
13. DISCUSSION AND POSSIBLE ACTION: **NONE**
14. ADMINISTRATIVE ITEMS:
(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)
 - A. Report on City Council Actions Pertaining to Zoning Matters from July 26, 2012 and August 9, 2012

- B. Director and Staff Comments –
 - 1. Attendance at 2012 APA Conference on October 3-6, 2012 in Fort Worth, Texas
 - 2. Insights Training
 - 3. Joint Meeting with City Council, September 6, 2012 at 7pm
- C. Commissioners Comments
- D. Request for Future Agenda Items
- E. Designate Delegate to Attend Next Council Meetings on August 23rd and September 13th

15. ADJOURNMENT

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the Planning and Zoning Commission.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

AUG 15 '12 AM 10:20

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.


Amy Link
Development Services Department

Notice Removed: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, JULY 17, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|---|--|--|
| <input type="checkbox"/> VACANT, Place 1 | <input checked="" type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Vice Chair | <input type="checkbox"/> JON LUX, Place 4 |
| <input type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input checked="" type="checkbox"/> LORENA ECHEVERRIA de Misi, | <input checked="" type="checkbox"/> HOLLY HOGUE, Place 6 |
| <input checked="" type="checkbox"/> MICHAEL DION, Place 3 | Place 7, Secretary | |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
Vice Chair Kauffman called the meeting to order at 6:30 P.M. He read the "Chairman's Sheet" explaining the meeting procedures. Commissioner Lux and Commissioner Balestiere were absent. Four Commissioners were present and a quorum was declared. Place 1 was vacant.
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
Vice Chair Kauffman led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.
3. MINUTES: Approve Minutes from the Regular Meeting of June 19, 2012
MOTION: Commissioner Dion moved to approve the Minutes of the Regular Meeting of June 19, 2012 Minutes as presented. Secretary Echeverria de Misi seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.
4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* **None.**
5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
 1. Cedar Park Highlands (SFP-12-008)
29.67 acres, 3 commercial lots
Located at East Whitestone and Ronald Reagan Boulevard
Owner: 1431 Investments Ltd.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 2. Ranch at Brushy Creek 8A (FP-12-008)
19.43 acres, 57 single family lots, 2 landscape lots, 1 drainage lot, 1 parkland lot
Located on North Frontier Lane and Stiles Lane
Owner: Standard Pacific of Texas
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 3. Evelyn (FP-12-009)
2.9 acres, 1 commercial lot
Located on Lakeline Boulevard just north of Old Mill Road
Owner: Celestine Wolf Hester Family Partnership, LP
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

4. New Hope Plaza, Replat of Lot 1 Block A (SFP-10-009)
4.95 acres, 2 commercial lots
Located at 1501 East New Hope Drive
Owner: Walter Blount Investments, LLC
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Buttercup Creek Phase V Section 13, Partial Vacation of Lots 2-11, Block N (SFP-12-007)
Located between Ryan Jordan Lane and Simmons Drive
Owner: Forestar USA Real Estate Group, Inc.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
2. Buttercup Creek Phase V Section 13, Replat of Lots 2-11, Block N (SFP-12-007)
1.557 acres, 10 single family lots, 1 landscape lot
Located between Ryan Jordan Lane and Simmons Drive
Owner: Forestar USA Real Estate Group, Inc.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve

Commissioner Dion requested that Items 5B1 and 5B2 be pulled from the Consent Agenda for clarification. See Items 5B1 and 5B2 below.

MOTION: Secretary Echeverria de Misi moved to recommend approval of Consent Agenda Items 5A1 through 5A4 as presented. Commissioner Hogue seconded the motion. The motion passed unanimously, 4-0, two absent and Place 1 vacant.

Item 5B1. Buttercup Creek Phase V Section 13, Partial Vacation of Lots 2-11, Block N (SFP-12-007)

Item 5B2. Buttercup Creek Phase V Section 13, Replat of Lots 2-11, Block N (SFP-12-007)

Commissioner Dion requested clarification of a partial vacation. Senior Planner Emily Barron advised that a vacation would remove restrictions on a previous plat. The second item was needed for replatting.

MOTION: Commissioner Dion moved to recommend approval of Consent Agenda Items 5B1 and 5B2 as presented. Secretary Echeverria de Misi seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

6. POSTPONEMENTS/WITHDRAWN/PULLED REQUESTS: NONE.

Items 7A, 8A and 9A were called up together. Senior Planner Emily Barron distributed the applicant's postponement request to the August 21, 2012 meeting.

MOTION: Secretary Echeverria de Misi moved to postpone items 7A, 8A and 9A to August 21, 2012 as requested. Commissioner Dion seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

Items 7B, 8B and 9B were called up together. Senior Planner Amy Link distributed the applicant's postponement request to the September 18, 2012 meeting.

MOTION: Secretary Echeverria de Misi moved to postpone items 7B, 8B and 9B to September 18, 2012 as requested. Commissioner Hogue seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.
 - A. CP57, Z-12-008 (related to item 8A)
 - B. 620 Self Storage, Z-12-009 (related to item 8B)

Note: Item 7A was postponed to August 21, 2012. See Item 6.
Note: Item 7B was postponed to September 18, 2012. See Item 6.
8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
 - A. Consider a request by CP57 to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 17.49 acres of Multi Family (MF), 12.7 acres of General Retail (GR), 5.38 acres of Townhome Residential (TH) and 22 acres of Open Space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard. (Z-12-008)
Owner: Bula Lewis Farms, LP
Agent: Paul Linehan, Land Strategies
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR), Townhome (TH) and Open Space Greenbelt (OSG)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

Note: Item 8A was postponed to August 21, 2012. See Item 6.
 - B. Consider a request by CWT & C L T to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)
Owner: CWT & C L
Agent: Daniel Hart, Baker-Aicklen
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

Note: Item 8B was postponed to September 18, 2012. See Item 6.
9. FUTURE LAND USE PLAN AMENDMENTS:
 - A. West side of Ronald Reagan Boulevard just north of East Whitestone Boulevard
Note: Item 9A was postponed to August 21, 2012. See Item 6.
 - B. Property surrounding 12342 Ranch Road 620
Note: Item 9B was postponed to September 18, 2012. See Item 6.
10. SUBDIVISIONS (ACTION AND PUBLIC HEARING): **NONE.**
11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): **NONE.**

12. DISCUSSION AND POSSIBLE ACTION ITEMS:

A. Discussion on legal principles of zoning (Legal)

J.P. LeCompte, Assistant City Attorney, made a presentation concerning legal principles of zoning. There was discussion among the Commissioners concerning the ability to identify spot zoning.

B. Discussion on direction from City Council retreat (Director)

Rawls Howard, Development Services Director, provided the same presentation that he made at the City Council retreat. He provided updates on the Comprehensive Plan, US 183 Redevelopment Plan, Future Land Use Map comparisons and categories chart, multifamily guidelines and planned developments.

13. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

A. Report on City Council Actions Pertaining to Zoning Matters from June 28, 2012 and July 12, 2012

Rawls Howard provided an update on the status of zoning cases that went to City Council.

B. Director and Staff Comments - Attendance at 2012 APA Conference on October 3-6, 2012 in Fort Worth, Texas

Rawls Howard invited the Commissioners to attend the 2012 Texas Chapter of the American Planning Association Conference would be in Fort Worth on October 3-6, 2012. Senior Planner Emily Barron provided different options for attending. Rawls Howard advised that a Joint Meeting with City Council has been scheduled for August 2, 2012. He advised that consultants would be interviewed on August 8, 2012 to work on the new Comprehensive Plan.

C. Commissioners Comments. **None.**

D. Request for Future Agenda Items.

Vice Chair Kauffman requested that the election of officers be included on the next agenda.

E. Designate Delegate to Attend Next Council Meetings on July 26, 2012 and August 9, 2012

Vice Chair Kauffman stated that he would be able to attend the July 26th meeting. Commissioner Dion stated that he would attend the August 9th meeting.

14. ADJOURNMENT

Vice Chair Kauffman adjourned the meeting at 7:48 p.m.

PASSED AND APPROVED THE 21ST DAY OF AUGUST, 2012.

NICHOLAS KAUFFMAN, Vice Chairman

ATTEST:

LORENA ECHEVERRIA DE MISI, Secretary

August 21, 2012

Planning and Zoning Commission

Item:#

Subdivision

Caballo Commercial

6A1

Case Number: SFP-12-010

OWNER: Caballo Investments

AGENT: Geoff Guerrero

STAFF: Amy Link, 401-5056, amy.link@cedarparktxas.gov

LOCATION: Near the southwest corner of County Road 180 and Ronald Reagan Boulevard

COUNTY: Williamson

AREA: 31.796 acres

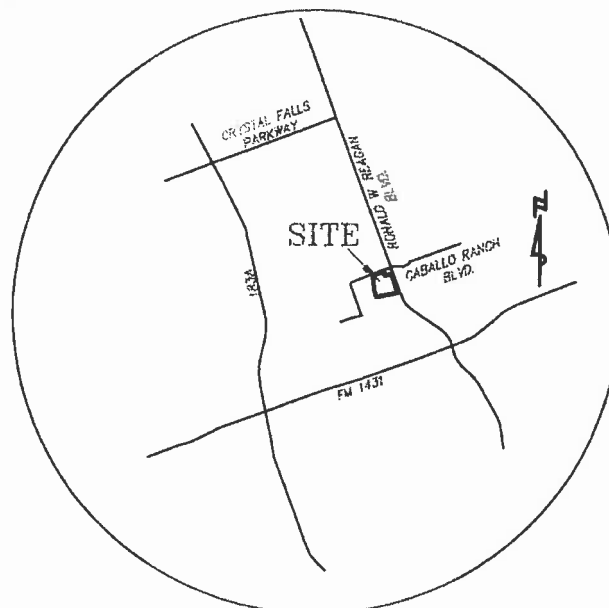
ZONING: LR and GR

SUBDIVISION DESCRIPTION: 1 commercial lot, 1 condominium residential lot & 1 drainage lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



**VICINITY MAP
NTS**

August 21, 2012	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	CWT & C LTD Subdivision	6A2
Case Number: SFP-12-011		

OWNER: CWT & C LTD

AGENT: Don Pool, Baker-Aicklen and Associates

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: North side of FM 620, east of Blue Ridge Drive

COUNTY: Williamson

AREA: 1.3 acres

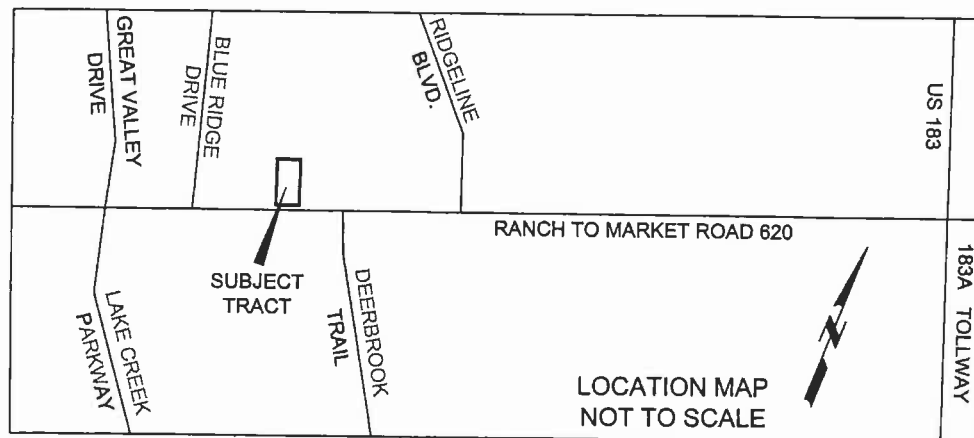
ZONING: GR

SUBDIVISION DESCRIPTION: 1 commercial lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



August 21, 2012

Planning and Zoning Commission

Zoning

CP57

Item:
8A & 9A
& 10A

Case Number: Z-12-008
and Future Land Use Plan Amendment

OWNER/APPLICANT: Bula Lewis Farms, LP

AGENT: Paul Linehan, Land Strategies

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: On the west side of Ronald Reagan Boulevard just north of E. Whitestone Boulevard

COUNTY: Williamson County

AREA: 57.67 acres

EXISTING ZONING: Development Reserve (DR) and Rural Agriculture (RA)

PROPOSED ZONING: Tract 1 - Multi Family (MF) 17.49 acres
Tract 2 - General Retail (GR) 12.7 acres
Tract 3 - Townhome (TH) 5.38 acres
Tract 4 - Open Space Recreation (OSR) 22.04 acres

STAFF RECOMMENDATION: Tract 1 – General Retail (GR) 17.49 acres
Tract 2 - General Retail (GR) 12.7 acres
Tract 3 - Townhome (TH) 5.38 acres
Tract 4 - Open Space Recreation (OSR) 22.04 acres

FUTURE LAND USE PLAN EXISTING: Regional Office/Retail/Commercial and Parks and Open Space

FUTURE LAND USE PLAN PROPOSED: Regional Office/Retail/Commercial, Parks and Open Space, High Density Residential, and Medium Density Residential

FUTURE LAND USE PLAN RECOMMENDED: Regional Office/Retail/Commercial, Parks and Open Space, and Medium Density Residential

SUMMARY OF APPLICANT'S REQUEST:

The applicant's request is to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 17.49 acres of Multi Family (MF), 12.7 acres of General Retail (GR), 5.38 acres of Townhome (TH) and 22.04 acres of Open Space Recreation (OSR).

August 21, 2012

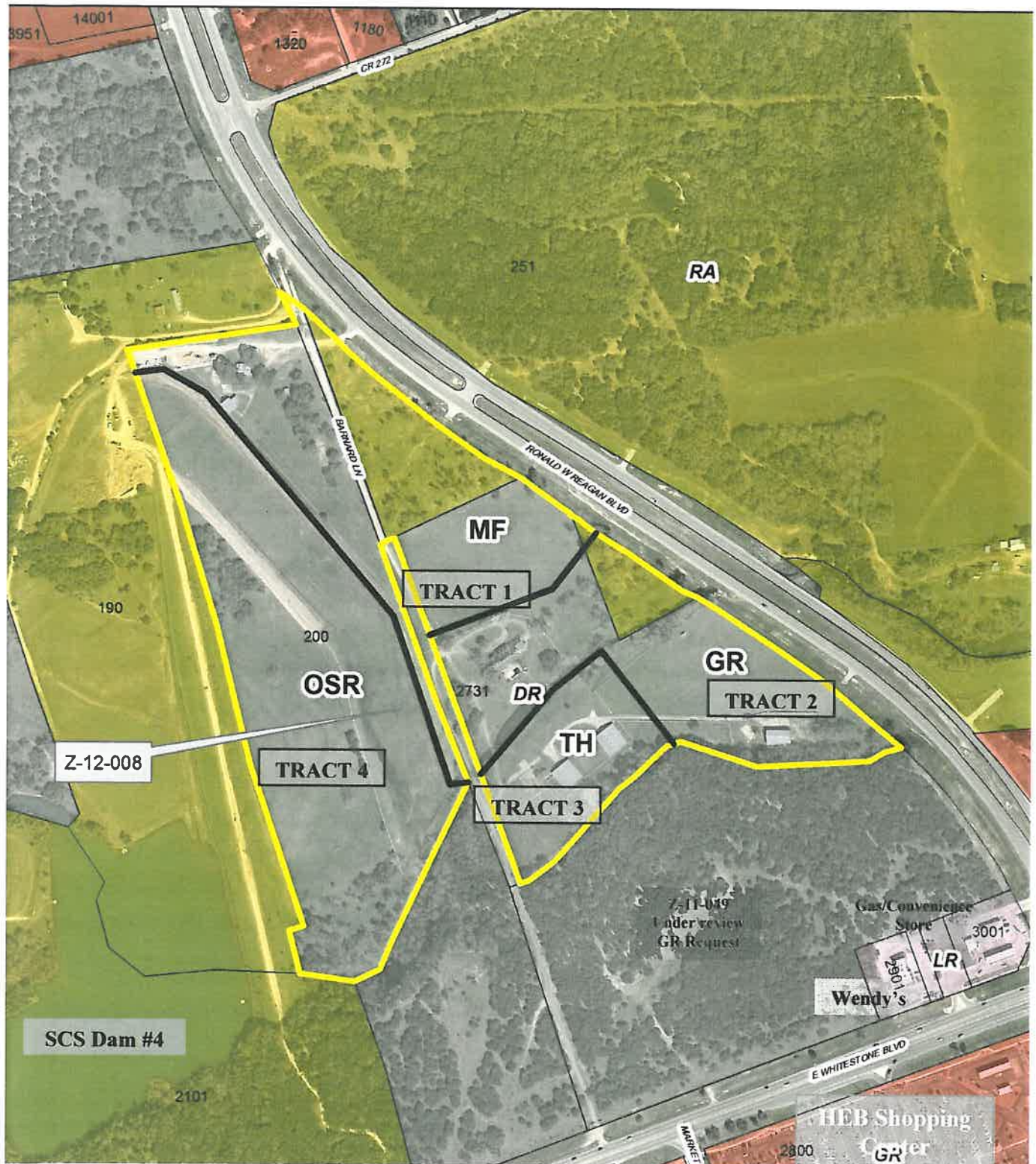
Planning and Zoning Commission

**Item:
8A & 9A
& 10A**

Zoning

CP57

**Case Number: Z-12-008
and Future Land Use Plan Amendment**



August 21, 2012

Planning and Zoning Commission

Item:

Zoning

CP57

8A & 9A
& 10A

Case Number: Z-12-008
and Future Land Use Plan Amendment

PURPOSE OF REQUESTED ZONING DISTRICTS:

TRACT 1: The Multifamily Residential District, MF, is established to provide for a high density multifamily residential district, intended to provide the maximum residential density. The principal permitted land uses will include low-rise multiple family dwellings, garden apartments, fourplexes, and triplexes. Other residential living facilities and some nonresidential uses generally compatible with apartment living are also permitted in this District. This District should be located adjacent to an arterial or collector, as shown on the Roadway Plan, and may serve as a transitional land use between retail/commercial development and/or heavy traffic areas, and medium or low density residential development.

Permitted uses in MF:

Apartments
Assisted living facilities
Extended care, nursing home
Parks, playgrounds
Places of worship
Private schools

Public buildings
Temporary buildings
Triplex, Fourplex
Utility services, general
Accessory structures
Customary home occupations

TRACT 2: The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

Permitted uses in GR:

Accessory structures
Administrative offices
Art galleries with retail sales
Art gallery
Automated Teller Machines
Automobile parts and accessories sales
Automobile repair shop
Automobile sales new
Automotive sales used
Automotive tire stores

Bakery retail
Banks (with or without drive-through facilities)
Bar Cocktail Lounge
Bed and Breakfast
Car washes; all types
Civic clubs and fraternal organizations
Commercial parking lots
Community center
Consumer repair shop (including bicycles)
Convenience store

Day care center adult
Day care center child
Day care center incidental
Drugstores
Dry cleaning and/or laundry on-site
Equipment rental sales service and/or repair
Food sales general (grocery store)
Food sales limited
Funeral home
Furniture store

August 21, 2012

Planning and Zoning Commission

Item:

Zoning

CP57

8A & 9A
& 10A

Case Number: Z-12-008 and Future Land Use Plan Amendment

Gasoline service stations
general
Gasoline service stations
limited
Golf amusement
Hardware stores
Home improvement center
(with portable building
sales as an accessory use
only)
Hotel extended stay
Hotel
Indoor sports and
recreation
Instant print copy services
Landscape nursery and
supply store retail
Laundromat
Liquor store
Medical offices
Motel
Movie and music rentals
sales

Non-Emergency Medical
Transport Service
Non-Emergency Medical
Transport Service
(Conditional)
Nonprofit seasonal
fundraisers
Office/showrooms
Office/warehouse
Personal Improvement
Services
Personal improvement
services general
Personal Improvement
Services Limited
Personal services general
Pet grooming
Places of worship
Private schools
Professional offices
Public buildings uses
Reception hall
Rental libraries for sound
and video recordings

Research and
development activities (as
it pertains to software only)
Restaurant general
Retail gift store
Retail stores
Software development
Software sales computer
hardware sales
Special events
Studios/art studio dance
music drama gymnastics
photography interior
design
Temporary buildings
Theatres indoor
Theatres outdoor
Transit station
Utility services general
Veterinary Services
Vocational or trade school
Wireless
telecommunications
facilities

TRACT 3: The Town Home Residential District, TH, is established to provide for small residential lots for medium density single-family residential developments at a more compact urban scale. This district allows for a variation from traditional housing placement, permitting the construction of town homes and/or zero-lot line or garden homes. Nonresidential uses permitted in this district are considered to be compatible with single-family residences that act to preserve the value, and integrity of the residential neighborhood.

Permitted uses in TH:

Garden homes (zero-lot line homes)
Town homes, residential use
Parks, playgrounds
Places of worship
Public buildings, uses
Real estate sales office

Temporary buildings
Utility services, general
Accessory structures
Customary home occupations

August 21, 2012

Planning and Zoning Commission

Zoning

CP57**Item:
8A & 9A
& 10A****Case Number: Z-12-008
and Future Land Use Plan Amendment**

TRACT 4: The Open Space Recreation District, OSR, is established to implement the goals of the Comprehensive Plan to develop and implement a system of parks and recreational opportunities throughout the community that responds to the broad variety of recreational needs of the different age groups and interests of people residing in all areas of the City.

Permitted uses in OSR:

Outdoor sports and recreation
Public restrooms, storage facilities, (as part of the principal building and/or in separate buildings as accessory uses to the principal permitted use only)
Retention, detention and water quality ponds

Temporary buildings
Accessory structures
Parks, playgrounds, community buildings, recreation centers and other public recreational facilities and activities

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial, with compatible zoning districts of General Office (GO), General Retail (GR) and Mixed Use (MU) and Parks and Open Space with compatible zoning districts of Open Space Recreation (OSR) and Open Space Greenbelt (OSG).

The applicant's request is in compliance with the Future Land Use Plan with the exceptions of the areas requested for high and medium density residential (Tracts 1 and 3). Changes to the land percentages are reflected below:

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.49	7.33%	1419.49	7.33%	0
High Density Residential	391.52	2.02%	409.01	2.11%	+0.09%
Industrial	329.77	1.70%	329.77	1.70%	0
Institutional/Public/Utility	982.73	5.07%	982.73	5.07%	0
Low Density Residential	9423.08	48.65%	9423.08	48.65%	0
Medium Density Residential	200.47	1.03%	205.85	1.06%	+0.03%
Neighborhood Office/Retail/Commercial	2187.52	11.29%	2187.52	11.29%	0
Parks and Open Space	2318.71	11.97%	2314.64	11.96%	-0.01%
Regional Office/Retail/Commercial	2117.27	10.94%	2098.47	10.84%	-0.11%

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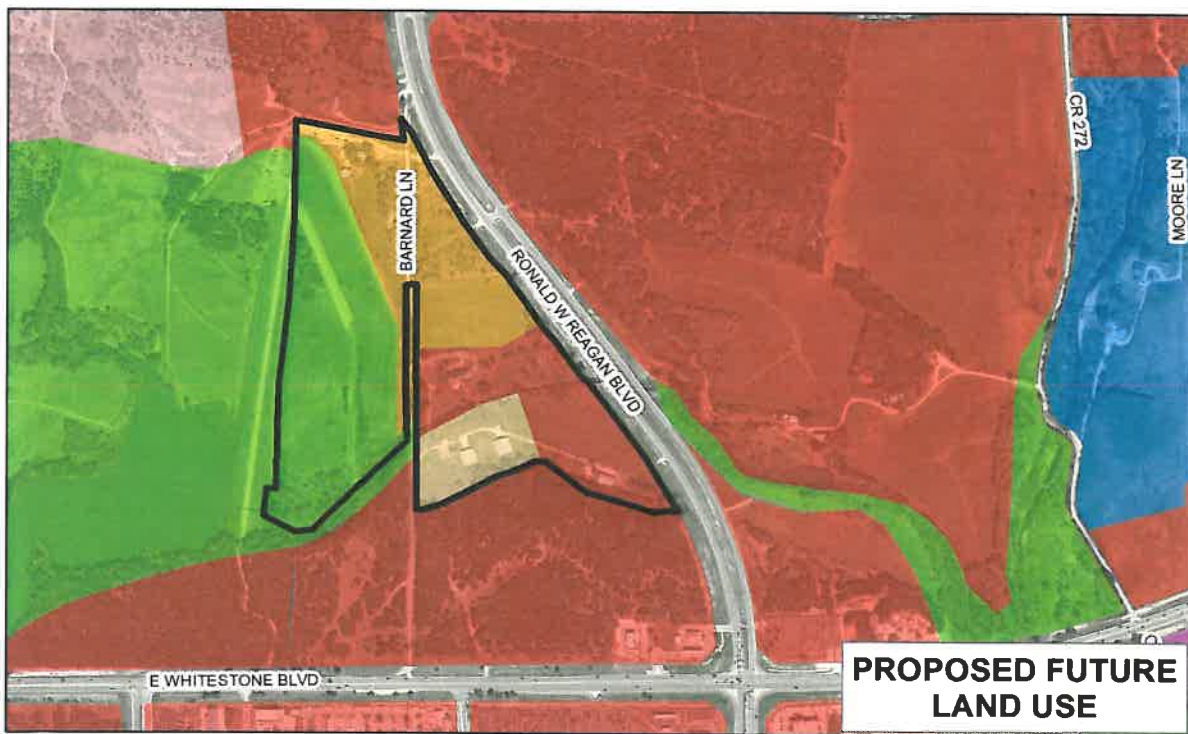
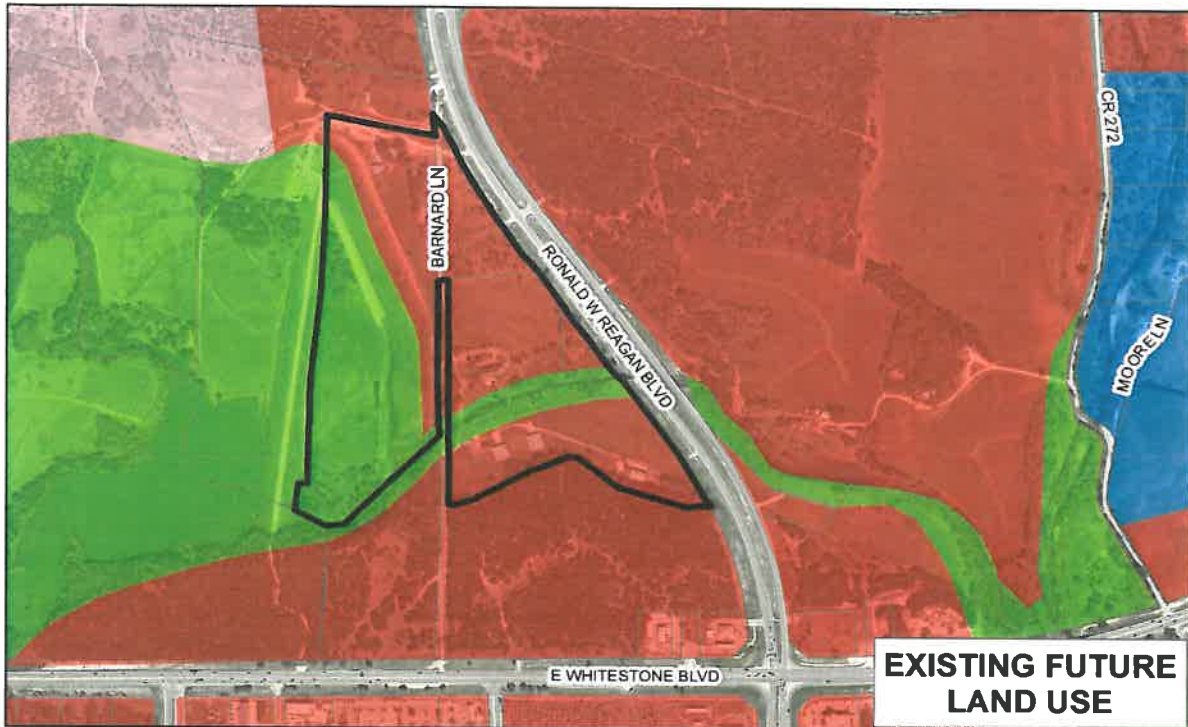
Planning and Zoning Commission

Item:
8A & 9A
& 10A

Zoning

CP57

Case Number: Z-12-008
and Future Land Use Plan Amendment



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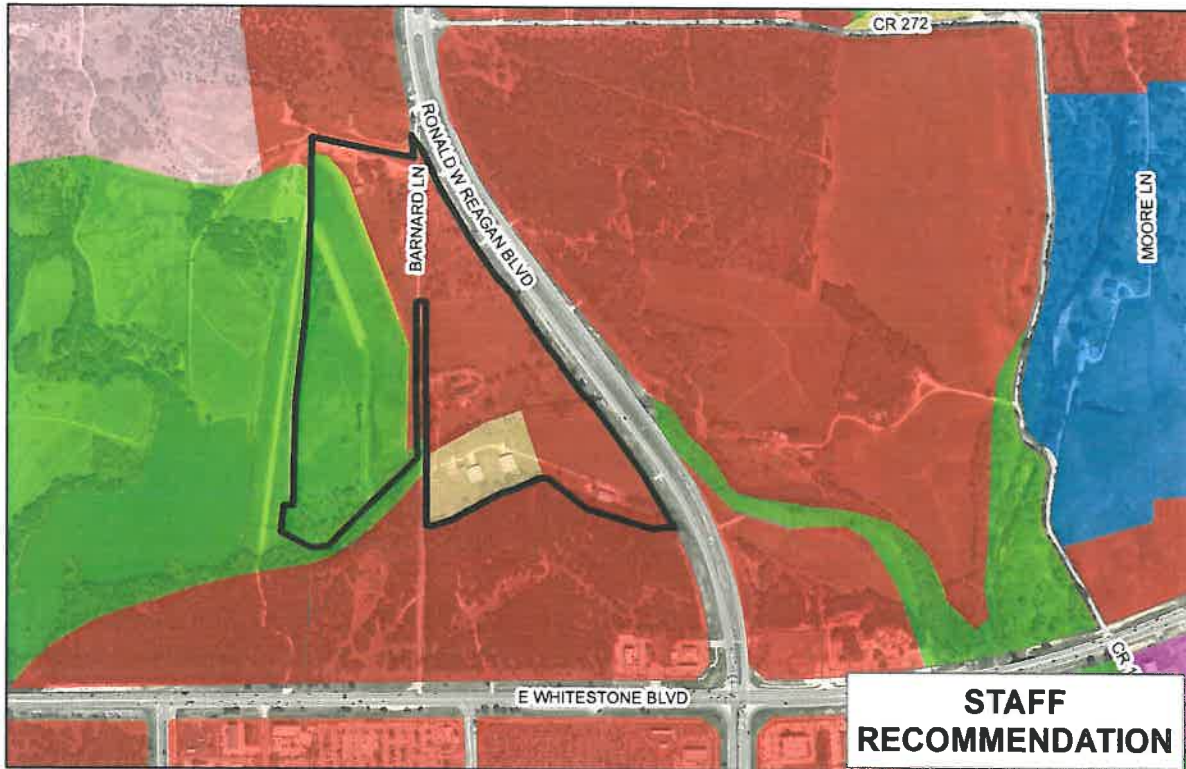
Planning and Zoning Commission

Zoning

CP57

**Item:
8A & 9A
& 10A**

**Case Number: Z-12-008
and Future Land Use Plan Amendment**



The request for GR is compliant with the following goals of the Comprehensive Plan:

- 4.1.6 Economic Development Goals – 1) Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services; 2) Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment which supports existing businesses. 3) Attract commercial development to Cedar Park in order to reduce tax burden on residential property.

The request for OSR is in compliance with these goals of the Comprehensive Plan:

- 4.1.4 Parks and Open Space Goals – 1) Establish a viable park, recreation and open space system for the City where residents and visitors can enjoy the natural beauty of the Hill Country 2) Develop a system of parks and open spaces that address the needs of the residents of Cedar Park as well as draw visitors and businesses to Cedar Park

The request for TH is in compliance with these goals of the Comprehensive Plan:

- 4.1.3 Housing Goals – 1) Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable

August 21, 2012

Planning and Zoning Commission

Zoning

CP57

Item:
8A & 9A
& 10A

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community over the next 20-30 years 2) Provide new housing opportunities for current and future residents of Cedar Park.

SITE INFORMATION:

Corridor Overlay:

Ronald Reagan Boulevard is a corridor roadway.

Transportation:

Ronald Reagan Boulevard is classified as an arterial roadway.

Subdivision:

A subdivision of this property will be required.

Setback Requirements:

	OSR	TH	MF	GR
Front Setback	25'	Varies	25'	25'
Side Setback	12'	Varies	10'	12'
Rear Setback	10'	Varies	25'	5'

Architectural Requirements:

This site is subject to recently adopted masonry ordinance standards.

STAFF ANALYSIS:

Tract 1: Request for Multi Family (MF)

Per the Multi Family Guidelines adopted by the City Council in 2008, staff has completed the attached analysis of the MF request (see below). This tract does not meet a majority of the guideline standards as outlined. The property is located within ½ mile of other MF zoned properties, it is not compliant with the Future Land Use Plan and takes up a considerable amount of frontage on a major arterial that could be utilized for more commercial or industrial uses.

Tract 2: Request for General Retail (GR)

The applicant's request to rezone the property to GR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the GR district.

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Tract 3: Request for Townhome (TH)

The applicant's request for TH is not consistent with the Future Land Use Plan however, considering the location of the proposal is appropriate for this site. The tract is located approximately 500' west of Ronald Reagan Boulevard and is bounded to the north and west by Spanish Oak Creek and to the south by severe topography. In addition to the appropriate location the request also meets the Comprehensive Plan goal 4.1.3 to formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park and well as to provide new housing opportunities for current and future residents of Cedar Park.

Tract 4: Request for Open Space Recreation

The applicant's request to rezone the property to OSR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the OSR district.

STAFF RECOMMENDATION:

Staff recommends the following:

Tract 1: General Retail (GR)

Tract 2: General Retail (GR)

Tract 3: Townhome (TH) with a Future Land Use Amendment to Medium Density Residential

Tract 4: Open Space Recreation (OSR)

PUBLIC NOTICE: June 6, 2012 Cedar Park Statesman; Notices were mailed to the 7 property owners within 300' of the subject tract

PUBLIC INPUT: Staff received no inquiries at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: August 23, 2012 ~ 1ST Reading
September 13, 2012 ~ 2ND Reading

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****The items in **red** are inconsistencies in guideline standards submitted by staff****

City of Cedar Park
Multi-Family and Higher Density Policies and Guidelines

LOCATIONAL GUIDELINES - Rather than ordinances or policies, the following “guidelines” are used to give the Council and Commission flexibility in determining the best course of action to protect and enhance the health, safety and general welfare of Cedar Park:

3.1.1. It is the desire of the City to not convert, rezone or take action to change designation of viable properties for retail use to alternative residential uses. These properties would include:

3.1.1.1. Properties considered viable for retail development and currently zoned for retail uses and/or;

Staff Analysis: This site as a whole has approximately 2,500 feet of frontage and is located just north of a major intersection (Ronald Reagan Boulevard and East Whitestone Boulevard). While not currently zoned for commercial use the property is slated on the Future Land Use Plan as appropriate for Regional Office/Retail/Commercial development.

3.1.1.2. Locations currently shown on the adopted Future Land Use Map for retail uses.

Staff Analysis: See 3.1.1.1

3.1.2. Locations meeting the guidelines in 3.1.1 above may be considered for rezoning, if they:

3.1.2.1. Are not located at the intersections of or within reasonable distance of major arterial thoroughfares with arterial thoroughfares.

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Staff Analysis: This site is not located at a major intersection however, is located on an arterial thoroughfare and within 1,800 feet of a major intersection.

3.1.2.2. Do not have significant commercial/office/retail potential, based on market studies and/or other required objective analysis. Such studies may be:

- a. Provided by the City at the expense of the developer.
- b. Provided by the developer with an independent review provided by the City and funded by the developer.

Staff Analysis: A market analysis has not be completed.

3.1.2.3. Land requested for rezoning is more than 700 feet in depth from a major arterial.

Staff Analysis: Proposed site fronts on a major arterial and is approximately 600 feet in depth

3.1.2.4. Be in a location where the additional dwelling units may directly assist in the development of and viability of retail development.

Staff Analysis: While additional roof tops in this area of the city may assist in the development and viability of retail development, area within 1/3 of a mile of this site, that is consistent with the Future Land Use Plan, could achieve the same result.

3.1.2.5. Be incorporated in the design of significant retail development and with enhanced site planning, is part of one, unified whole and would be considered "horizontal mixed use development."

Staff Analysis: Of the 57.67 acres proposed for rezoning only 5.64 are requested to be commercial development and therefore not considered a significant retail development.

3.1.2.6 Properties meeting the 5 guidelines above should still not significantly alter the approved high density ratio of housing contained in policy 2.2. If the proposal

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would alter the ratio, then alternative zonings or uses should be considered such as town homes or single family uses.

Staff Analysis: The property does not meet the 5 guidelines above

3.2. The City of Cedar Park has determined that it is undesirable to have concentrations of Higher Density development in limited areas of the community. The City desires that there be a diversity of housing choices throughout the community and that such development become part of the fabric of the neighborhood.

3.2.1. Locations that do not concentrate multi-family and higher density uses may be considered when:

3.2.1.1. The project may not cause the ratio of higher density housing to exceed those listed above.

Staff Analysis: The proposal increase the percentage of MF zoning in the City by 0.01%

3.2.1.2. There are no other projects within one half (1/2) mile radius; measured from the property boundary.

Staff Analysis: There are 4 multi family complexes within ½ mile of the proposed site. See map on the next page

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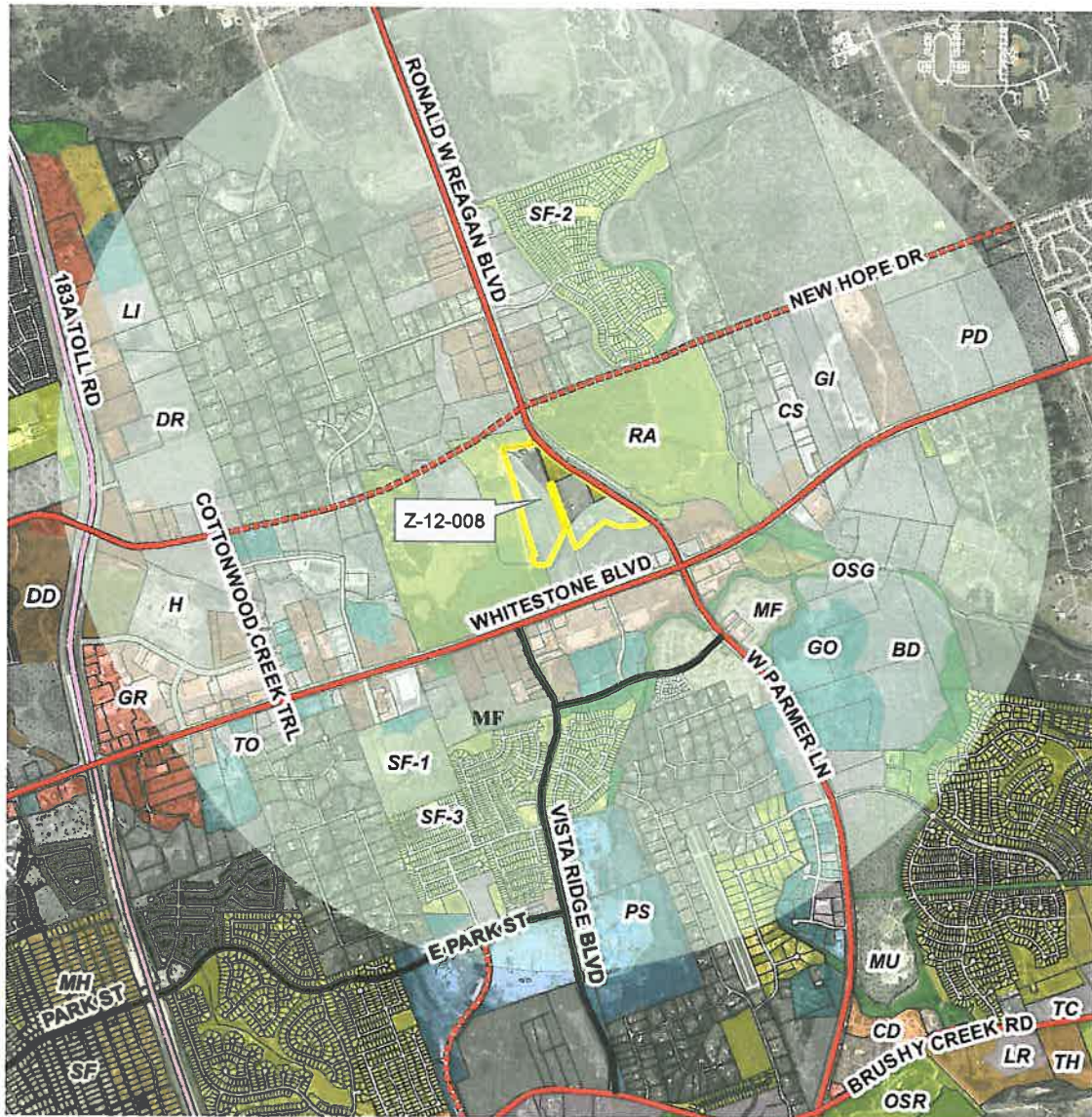
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3.2.2. Concentrations of density may be allowed if:

3.2.2.1. It is part of a city designated mixed use centers or “village” that the City wants to encourage.

Staff Analysis: It is not part of a mixed use proposal.

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3.2.2.2. It is part of a city designated transit oriented development or “transit node” that the City wants to encourage.

Staff Analysis: It is not part of a transit oriented development

3.3. The City wants to make sure that higher density development has adequate infrastructure and will consider higher density approvals that meet other policies or guidelines when:

3.3.1. The thoroughfare system supports the higher density development and access is from a collector; or arterial and collector.

Staff Analysis: The roadway system is in place to support this type of development.

3.3.2. The water and wastewater is adequate.

Staff Analysis: The water and wastewater systems are adequate to support this type of development.

3.3.3. The drainage system is adequate.

Staff Analysis: Water quality and detention will be required at the time of site development.

3.3.4. The school system is adequate.

Staff Analysis: Pending

3.3.5. The emergency service system is adequate.

Staff Analysis: The emergency service system is adequate to support this type of development.

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3.4. The City may consider higher density development that meets other guidelines when the property being considered:

3.4.1. Has topographic issues and multi-family is the most suitable development because of its ability to adapt to terrain.

Staff Analysis: The site is relatively flat.

3.4.2. Has private open space, which the multi-family project will own and maintain thereby reducing the tax burden of publicly owned property.

Staff Analysis: The zoning requests contains an area slated for Open Space Recreation (OSR) though at this time it is unclear who would maintain that area.

3.4.3. Has private drainage ways, retention and detention ponds and other drainage facilities which the multi-family project will own and maintain, thereby reducing the tax burden of publicly owned property.

Staff Analysis: See 3.3.3

TIMING OF DEVELOPMENT GUIDELINES

4. In order to not significantly affect the ratio of higher density development to total residential development, the City has the following "Timing of Higher Density Development" guidelines:

4.1. Property already zoned for higher density development may be developed at any time

Staff Analysis: Several sites throughout Cedar Park are zoned Multi Family (MF) but are undeveloped. Those sites have been accounted for in our percentages when considering MF but the dwelling unit counts are still unknown.

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4.2. Property that requires rezoning may consider the timing of the rezoning request:

4.2.1. In relation to the residential housing mix. Rezoning may be delayed to not significantly affect the current housing ratios.

Staff Analysis: Our current estimates place the residential housing mix of more than 20% multi family though the build out estimates have our existing MF zoned properties at just under 20% (19.4%) of the residential housing mix.

4.2.2. In relation to the development of adjacent retail property that the higher density development is a part of to ensure development of the entire property.

Staff Analysis: Staff has not received a market analysis to determine whether or not this would be the case.

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Item:#

Subdivision

BLT Salido

11A

Case Number: SFP-12-005

OWNER: BLT Salido LLC

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.gov

LOCATION: 3401 El Salido Parkway

COUNTY: Williamson

AREA: 7.891 acres

ZONING: LR and ETJ

SUBDIVISION DESCRIPTION: 2 commercial lots

STAFF COMMENTS:

This subdivision meets all state and local requirements.

STAFF RECOMMENDATION:

Approve plat

